



NUGENT
AUCTIONEERS



**4 DEERPARK ROAD
BLESSINGTON
CO. WICKLOW
W91 R268**



Semi-detached



3



3



c.115.Sq.m
c.1238 Sq. Ft



BER C3



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers are delighted to present to market No.4 Deerpark Road, Blessington. A recently redecorated three bedroomed semi-detached residence finished to a high standard. This property is a bright and spacious home, with a well-maintained attractive south facing garden. The property faces out onto a large green area with mature trees. Viewing is highly recommended. This property is located just a few minutes walking distance from Blessington Village where you can find amenities such as shops, schools, churches, and the stunning Blessington Lakes making it a very pleasing to families.

Please see our virtual tour for initial inspection.

LOCATION

From Dublin, drive along Main Street of Blessington. At the end of the town, take a right turn for Naas. Deerpark Estate is located on the right-hand side. This property is located on the first row of houses on the left on entering Deerpark Estate.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

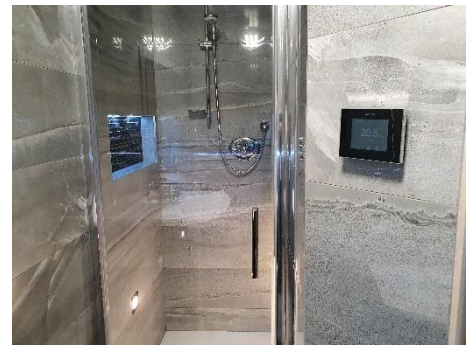
Porch	2.38 x 0.45m	Sliding Door, Tiled Floor
Hallway	5.55m x 1.79m	Semi Solid wooden floor, Slide-robe, Carpet on Stairs
Guest W.C.	1.84m x 0.63m	Tiled Floor, WC, WHB
Sitting Room	5.47m x 3.50m	Gas fire, Wooden Floor, Bay window, Coving
Kitchen	5.20m x 2.45m	Tiled Floor, Shaker Fitted Kitchen units, access to conservatory, Velux Skylight.
Sunroom/Conservatory	2.32m x 3.92m	Wooden Floor, access to Garden, Door to Dining room.
Dining Room	2.19m x 1.45m	Solid wood floor, Double door to Sitting room
Bedroom 1	4.97m x 2.98m	TV Stand built-in unit, Built in Wardrobe.
Ensuite	3.18m x 1.65m	Recently installed “ Villeroy & Boch ” porcelain tiling, WHB, Shower & WC. Recess lighting, and electric underfloor heating
Main Bathroom	2.26m x 2.08m	Recently installed “ Villeroy & Boch ” porcelain tiling, WHB, Shower over bath, WC, Lighting, and electric underfloor heating. Heated towel-radiator
Bedroom 2	3.20m x 3.47m	Built in Wardrobe, Wooden floor
Bedroom 3	2.97m x 2.12m	Built in Wardrobe, Wooden floor

SERVICES

- Mains Water
- G.F.C.H.
- Electricity
- Alarm

INCLUDED IN SALE

- Carpets
- Curtains
- Appliances
- Light Fittings
- Blinds



ADDITIONAL INFORMATION/FEATURES

- BER: C3 ● 115 sq.m ● Built in 1999 ● Triple glazed quality windows, with 3-way tilt opening system.
- Stira Stairs to attic ● Extra wide side-entrance

PRICE REGION AMV: €386,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.